

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Newport News Division**

**IN RE: DEBORAH PRICE-ABBOTT  
Debtor**

**Case No.: 13-51077 SCS  
Chapter 7**

**APPLICATION TO SELL THE ESTATE'S ONE-HALF INTEREST IN  
121 MENCHVILLE ROAD, NEWPORT NEWS, VA**

**NOW COMES** the Trustee, Clara P. Swanson, Chapter 7 Bankruptcy Trustee for the Estate of Deborah Price-Abbott, ("Debtor"), and moves for authority to convey the estate's one-half interest in real property located at 121 Menchville Road, Newport News, VA, aka Parcel # 148000422 (the "Property"), as follows:

1. This case was filed as a voluntary Chapter 7 case on July 3, 2013.
2. Clara P. Swanson (the "Trustee") was appointed as the Chapter 7 Bankruptcy Trustee in this case and continues to serve as such.
3. That on the date of the bankruptcy filing the Debtor, Deborah Price-Abbott owned a one-half interest in real estate located at 121 Menchville Road, Newport News, VA, aka Parcel # 148000422, and Michael H. Voight owned a one-half interest.
4. The Amended Schedules list Debtor's value in the real estate at \$5,000.00.
5. That Michael H. Voight, proposed to purchase the estate's one-half interest in the property for \$32,000.00.
6. Michael H. Voight had provided trustee with a November 23, 2013 appraisal report of the property which values 121 Menchville Road, at \$73,000.00, and the

range for actual sales in the geographic area for comparable properties is \$69,500.00 to \$73,600.00

7. City Assessment is \$138,200.
8. If Trustee listed the property and sold it for the appraised value there would be real estate commissions and expenses of approximately \$6,000.00 to \$7,000.00.
9. Based on the appraisal it appears there are necessary repairs including broken windows, rotten window frames, and missing tile in bathrooms. The detached garage has a severely damaged roof, damaged garage door, presence of mold, and is not safe or functional. The lean-to storage building has significant termite damage.
10. The Trustee believes that Michael H. Voight's offer to purchase the estate's one-half interest in the property for \$32,000.00 is fair and reasonable.

**WHEREFORE**, the Trustee prays that the Court enter an Order approving the sale of the estate's one-half interest in 121 Menchville Road, Newport News, VA, aka Parcel # 148000422, to Michael H. Voight for \$32,000.00 as referenced above.

01-30-14  
Date

/s/ Clara P. Swanson  
Clara P. Swanson  
Chapter 7 Bankruptcy Trustee

**CERTIFICATE OF MAILING**

I hereby certify that on the 30<sup>th</sup> day of January, 2014, a true and accurate copy of the foregoing Application was served by first class U.S. Mail (postage prepaid), on the following parties:

Kenneth N. Whitehurst III  
Office of the U.S. Trustee  
200 Granby Street  
Norfolk, VA 23510-1814

Tracy McMurtrie Luck  
Tracy McMurtrie Luck & Associates  
3917 Midlands Rd., Bldg. Two, Ste. 100  
Williamsburg, VA 23188  
*Counsel for Debtor*

Michael Voight  
33 Londonshire Terrace  
Hampton, VA 23666  
*Co-Owner*

/s/ Clara P. Swanson  
Clara P. Swanson